

10/16/06 - Monday, October 16, 2006

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of October 16, 2006

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Vande Loo, Kaiser, Larson, FitzGerald, Kayser, Waedt

Staff Present: Messrs. Tufte, Reiter, Amundson, Genskow, and Ms. Marohl

The meeting was chaired by Mr. Levandowski.

1. REZONING (Z-1365-06) - C-1A to C-3P, 1324 W. Clairemont Avenue

Donna Meier has submitted a request to rezone the property located at 1324 W. Clairemont Avenue from C-1A to C-3P and to adopt the General Development Plan for the existing use. The purpose of the rezoning is to allow a larger sign, which the present C-1A zoning does not allow. The surrounding property is all zoned C-3 and this rezoning would be consistent with the neighboring properties. The 30' setback should be maintained with the rezoning.

Donna Meier, 3372 Whispering Pine Lane, spoke in support and on behalf of the owner. She>

No one appeared in opposition.

Mr. FitzGerald moved to recommend approval with the conditions listed in the staff report, allowing the trash enclosure fence to be 5 feet high. Mr. Vande Loo seconded and the motion carried.

2. REZONING (Z-1366-06) - C-2P to R-1, 2109 Cameron Street

Cameron 12, LLC, has submitted a request to rezone property located to the rear of 2109 Cameron Street from C-2P to R-1. The rear portion of this property is not used by the business and is vacant land. The rear portion will be combined with the existing R-1 land to the east as one lot.

The applicant did not appear.

Mr. Kim Chase, 1426 Uecke Avenue, had questions as to the use of the land and access for a single-family home. Mr. Tufte responded that it is unlikely that a home will be constructed on the site and the only access would be from Cameron Street.

No one appeared in opposition.

Mr. Vande Loo moved to recommend approval. Mr. Kaiser seconded and the motion carried.

3. REZONING (Z-1367-06) - TR-1 to R-1, 2009 Noble Drive

Kent Peterson has submitted a request to rezone a lot at 2009 Noble Drive from TR-1 to R-1 in order to build a single-family home.

No one appeared in support nor opposition.

Mr. Vande Loo moved to recommend approval. Mr. Kayser seconded and the motion carried.

4. CONDITIONAL USE PERMIT (CZ-0632) - Restaurant, 408 Riverside Avenue

Jeremy Kachmar, 1307 Wilson Drive, has submitted a request to allow the expansion of Racy D'Lenes Coffee Shop at 404 Riverside Avenue into the existing adjoining space at 408 Riverside Avenue. The current retail use is leaving and he would like to expand the coffee shop business into this space. Several walls will need to be removed and space for 35 seats will be provided. Mr. Tufte noted that a parking variance for 9 spaces will need to be granted. Most of the business at this location is walk-up or bike-up. There is public parking available on the block and on the streets.

No one appeared in opposition.

Mr. FitzGerald moved to approve the request with the 9-stall parking variance citing the findings in the staff report. Mr. Vande Loo seconded and the motion carried.

5. ANNEXATION (06-6A) - 3455 Halsey Street

William and Elizabeth Giese have petitioned for annexation of their single-family home at 3455 Halsey Street from the Town of Washington. Sewer and water utilities are located in Halsey Street.

Mr. FitzGerald moved to recommend approval. Mr. Kaiser seconded and the motion carried.

6. **GENERAL SITE DEVELOPMENT PLAN (PZ-0603) - Airport Hangar**

Menards has submitted a site plan for an airport hangar at the Chippewa Valley Regional Airport, northeast of the main terminal building. The proposed hangar will replace three existing hangars that have been removed from the site. The hangar is 150' x 130' in size. The change does not affect the drainage for the property. Utilities are available.

Troy Bronk, Menards, appeared in support.

Mr. Vande Loo moved to approve the plan. Mr. Waedt seconded and the motion carried.

Mr. FitzGerald left the Commission.

7. **SITE PLAN (SP-0640) - Five Duplexes on Chumas Drive**

Dave FitzGerald has submitted a site plan for 5 duplexes (twin homes) to be located on the south side of Chumas Drive, east of Rudolph Road. The site plan shows two slightly different styles of duplex for the 5 buildings. The zoning allows reduced side yard setbacks and lot coverage is under 35%.

Mr. FitzGerald appeared in order to answer questions.

Mr. Kaiser moved to approve the site plan. Mr. Waedt seconded and the motion carried. Mr. FitzGerald abstained.

8. **CAPITAL IMPROVEMENT PLAN - 2007-2011**

Cathy Marohl, Finance Department, presented the Capital Improvement Plan for 2007-2011. She reviewed the plan and proposed improvements which are affected by the Comprehensive Plan. These are areas of the City which will have major street and utility improvements and storm water utility improvements. Also included are major investments in the TIF Districts #5 and #8 which are located on the west side and downtown. Mr. Amundson also appeared to answer specific questions from the Commission.

Mr. Vande Loo moved to pass a motion, finding the plan in conformance with the Comprehensive Plan. Mr. Waedt seconded and the motion carried.

MINUTES

The minutes of the meeting of October 2, 2006, were approved.

Fred Waedt

Secretary